091.0	0002	0012.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,000 / 784,000
					USE VALUE:	784,000 / 784,000
					ASSESSED:	784,000 / 784,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		JANET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY ROBERT/ETAL
Owner 2:	KELLY BERNADETTE M
Owner 3:	
Street 1:	11 JANET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1868, having primarily Aluminum Exterior and 1937 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	357,900	6,100	420,000	784,000
Total Card	0.138	357,900	6,100	420,000	784,000
Total Parcel	0.138	357,900	6,100	420,000	784,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.75 | /Parcel: 404.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58396

GIS Ref

GIS Ref

Insp Date 11/30/18

!7375!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0002-0012.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	357,900	6100	6,000.	420,000	784,000		Year end	12/23/2021
2021	101	FV	346,900	6100	6,000.	420,000	773,000		Year End Roll	12/10/2020
2020	101	FV	346,900	6100	6,000.	420,000	773,000	773,000	Year End Roll	12/18/2019
2019	101	FV	262,600	6400	6,000.	426,000	695,000	695,000	Year End Roll	1/3/2019
2018	101	FV	262,600	6400	6,000.	318,000	587,000	587,000	Year End Roll	12/20/2017
2017	101	FV	262,600	6400	6,000.	288,000	557,000	557,000	Year End Roll	1/3/2017
2016	101	FV	262,600	6400	6,000.	276,000	545,000	545,000	Year End	1/4/2016
2015	101	FV	247,400	6600	6,000.	234,000	488,000	488,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:28:19

LAST REV

Date	Time
05/07/19	13:42:40
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7375

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VINCENT THOMAS	25853-577		11/29/1995		140,000	No	No	Y	

USER DEFINED

Prior Id # 1:	58396
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	HS	Hanne S
3/25/2009	Meas/Inspect	163	PATRIOT
3/13/2000	Meas/Inspect	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	5									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1868	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.25310159
Const Adj.:	0.99989998
Adj $ / SQ:	169.152
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	439634
Depreciation:	81772
Depreciated Total:	357862

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

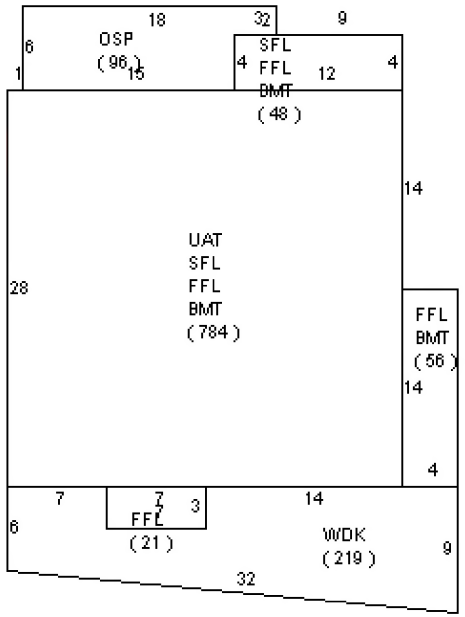
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.15
Special Features:	0	Val/Su Net:	113.98
Final Total:	357900	Val/Su SzAd	205.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	909	169.150	153,759
BMT	Basement	888	50.750	45,062
SFL	Second Floor	832	169.150	140,734
WDK	Deck	219	10.570	2,314
UAT	Upper Attic	196	118.410	23,208
OSP	Screen Porch	96	37.050	3,557

Net Sketched Area:	3,140			Total:	368,634
Size Ad	1741	Gross Area	3728	FinArea	1937

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

091.0-0002-0012.B

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1970	18.09	T	39.2	101			5,600			5,600
A2	WOOD SHD	D	Y	1	10X12	A	FR	1970	7.67	T	49	101			500			500

More:	N	Total Yard Items:	6,100	Total Special Featues:		Total:	6,100

IMAGE

AssessPro Patriot Properties, Inc